THE
Mortimer
& Gausden
PARTNERSHIP

40 Maltward Avenue,
Bury St. Edmunds, Suffolk, IP33 3XQ

Offers In Excess Of
£290,000

Well-Appointed Home In An Ever Sought-After Setting

Situated on the favoured Western outskirts of the town, this well-presented, three-bedroom, semi-detached home is located within a quiet residential location, a short walk from the open countryside, perfect for keen amblers and dog walkers!

With routine bus links and a parade of shops within striking distance, it's clear to see the popularity of the location.

Upon arrival you are greeted by a mostly laid to lawn front garden, with driveway parking leading to the single garage. This wonderful home is ideal for a range of buyers, and in detail comprises:

- Well-Presented, Three Bedroom Semi-Detached Home
- Sociable Kitchen-Diner
- Private Rear Garden
- Extended Garage With Utility Space
- Two Double Bedrooms & One Single
- Driveway Parking
- Popular, Quiet, Residential Location
- Viewing Highly Recommended!

Ground Floor:
Entrance hallway with access to the staircase, lounge and kitchen. The lounge is well proportioned and overlooks the front of the property, with a connecting door joining the open-plan kitchen-diner. Running the width of the property, this great space offers a perfect heart to the home and is ideal for families and entertaining. The kitchen is well-appointed and supports a fitted oven, gas hob and extractor fan, with undercounter space for a fridge and freezer. Rear access opens onto the private rear garden.

First Floor:
Upstairs, the landing holds access to three bedrooms, two doubles and one single. Bedrooms one and three overlook the front of the property, whilst bedroom two overlooks the rear.

The family bathroom is complete with wc, basin, vanity unit, rainfall shower over bath and a heated towel rail.

The airing cupboard provides useful storage and completes the first floor.

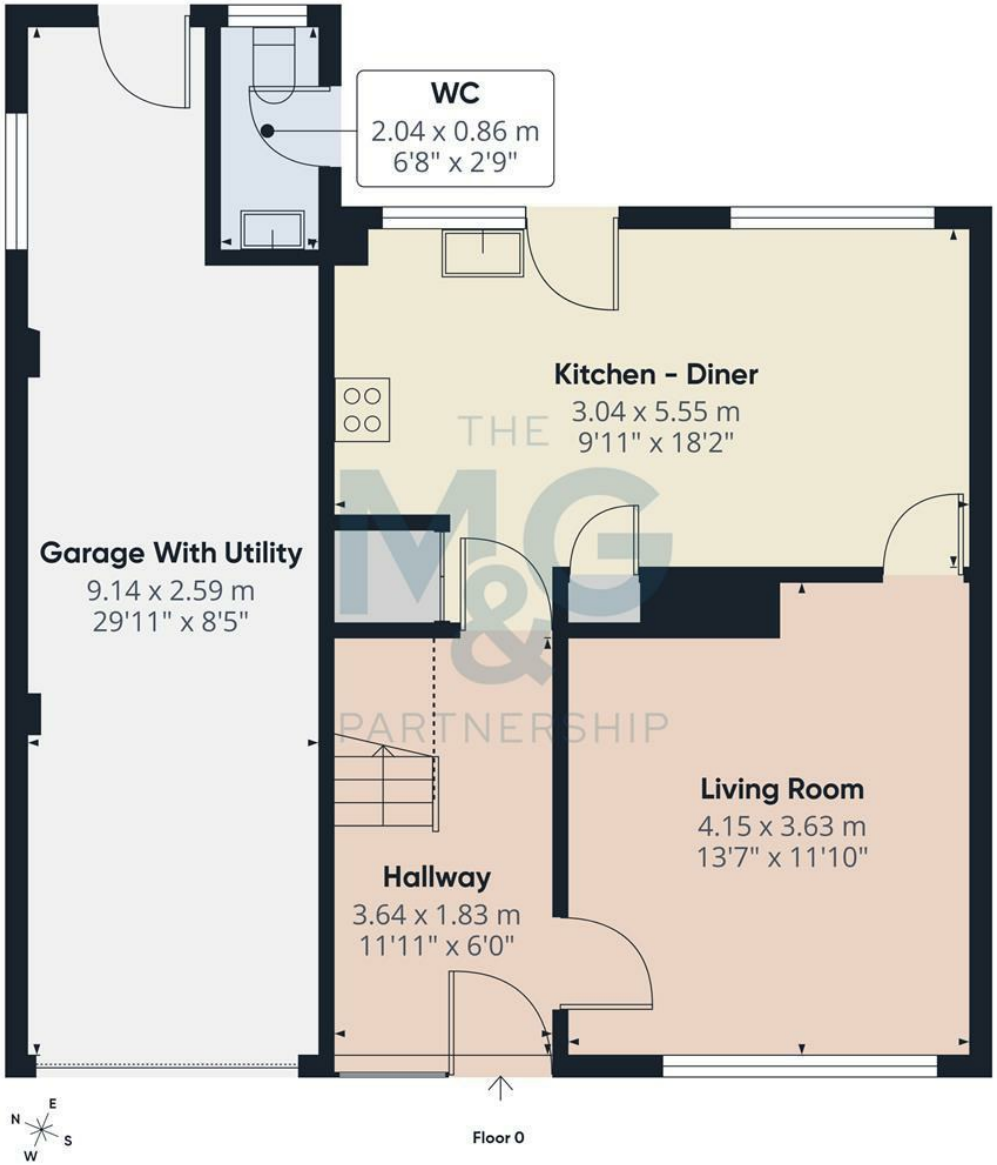
Outside:
The private rear garden offers a generous patio space, with a path leading to the side of the property.

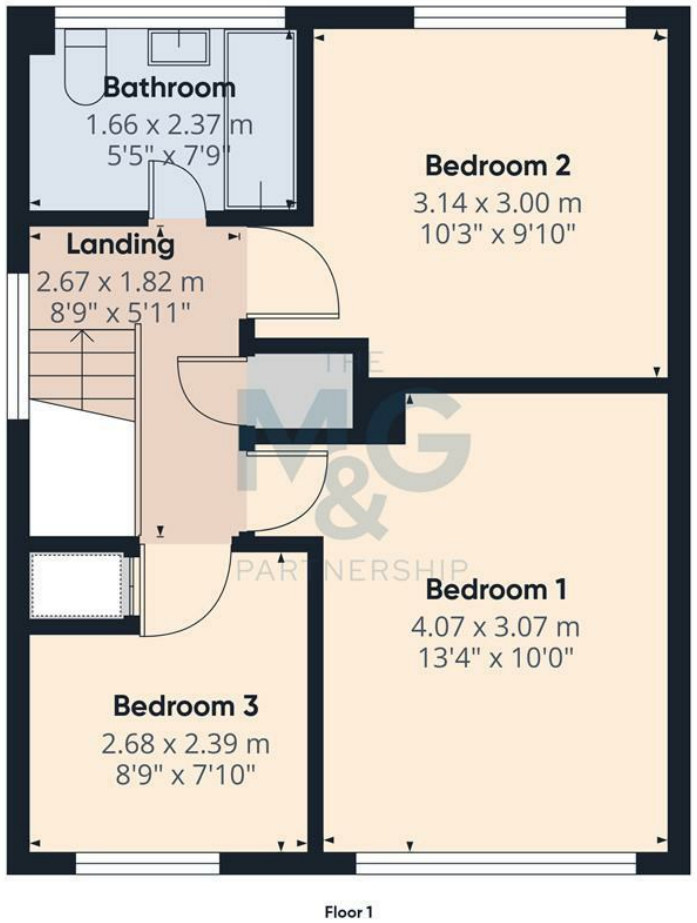
Access to the wc can be found, which supports a wc and basin.

You will also find access into the rear of the extended garage, complete with power and plumbing facilities, making for the perfect utility space to house a drinks fridge, washing machine and tumble dryer, whilst still retaining ample space for a vehicle if required. The potential of reconfiguring this and incorporating into the main property could be one to think about...

The remaining garden space is stepped and mostly laid to lawn.

Agent Notes:
EPC Rating - D
Council Tax - C (West Suffolk)
All Mains Services Connected
What3Words: ///ends.valued.shampoos
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely





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